Court of Appeals, State of Michigan

ORDER

DETROIT LAND BANK AUTHORITY V FRANCINE WILLIAMS

Docket No. **380033**

LC No. **25-017795-CH**

Michael F. Gadola, Chief Judge, acting under MCR 7.203(F)(1), orders:

The application for leave to appeal is DISMISSED for lack of jurisdiction. To the extent appellant claims to be challenging a July 25, 2025 default judgment, the register of actions for Wayne Circuit Case No. 25-017795-CH shows that no such order exists. Nor could it, as the case was not initiated until November 10, 2025. Further, if there was such an order to be appealed, appellant has failed to file the application within six months of the date of entry for such an order as required by MCR 7.205(A)(4)(a).

To the extent the application challenges the trial court's decision or failure to rule on a motion to set aside a judgment filed below by appellant, the application for leave to appeal is DISMISSED for lack of jurisdiction because the lower court had not entered an order before appellant filed the application on March 26, 2026; thus, the application is premature. MCR 7.203(B) and 7.205(A). In application matters, this Court's jurisdiction arises from a written order or judgment of the lower court, and until such an order is entered, this Court lacks jurisdiction over an application for leave to appeal.

A true copy entered and certified by Jerome W. Zimmer Jr., Chief Clerk, on

March 27, 2026
Date

Chief Clerk